

Garness Jennifer

From: Glenn Faith [glenn.faith@charter.net]
Sent: Monday, April 05, 2010 2:00 AM
To: Planning Web
Subject: Kutzky Park; 1126 W. Center
Attachments: Dave.doc

Please note my comments regarding the proposal for 1126 W. Center. I am filing a dissenting opinion with my colleagues in Kutzky Park. I will not be able to attend the council meeting.

Thanks.Glenn Faith

RECEIVED

04/05/2010

Planning Department

Dave:

I have great respect for your leadership of the KPNA over the past years, and now for your masterful essay on the history of the neighborhood.

In this instance, however, I must file a loyal dissenting opinion on pages 8 and 9, and have so sent a memorandum to the Planning Department and the City Council.

With regard to zoning, it is unwise and ill advised to set precedent violating the R-1 zone in the core of the neighborhood without a broader consensus discussion of the merits of increasing density in the core. Preserving the single family concept in the core was one of the basic tenets of the Imagine Kutzky initiative. Violating that now for one project is a contradiction of logic. Furthermore the immediate neighbors are opposed. There is no guarantee that less scrupulous developers will not use that precedent to unravel the plan of 2006.

I believe the monetary argument is false. One need not develop a four-plex to break even or show a profit. Our little three parcel project-in-progress lost only 2% on asset value during its first tax year with only half of the properties in play. The one property that was fully rented (pending restoration) actually turned a profit. This with a debt to asset ratio of 3:1, and the equity portion supplied with after tax money. Compare that with pre-tax donated funds.

I have walked through all three floors of 1126 W. Center – it's wide open. The structure is of late Sullivan and early Prairie style and would offer elegant restoration. Tearing it down would not contribute to neighborhood preservation.

Respectfully,

/sig./

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From: Pam Gjertson [mailto:pgjertson@hotmail.com]
Sent: Sunday, April 04, 2010 12:54 PM
To: Dave Edmonson; bnowicki@rochestermn.gov; Snyder Bruce; dhanson@rochestermn.gov; ehruska@rochestermn.gov; mbilderback@rochestermn.gov; mjwojcik@gmail.com; smeans@rochestermn.gov

Subject: RE: Restricted Development Plan R2010-002CUP to be heard April 5th

Thanks so much Dave for this awesome document!

My only comment is that, although I do support higher density use in this particular lot, I continue to dislike the proposed architectural design; that is, the use of brick. Although, as you showed in your memo, there are several other such examples in our neighborhood, in my opinion, they stick out like "sore thumbs" and are in no way as aesthetically appealing as the Weigel Place. I wish the architects would go back to the drawing board on this design.

I have to attend an orientation for a volunteer activity Monday night, so will be unable to attend the Council Meeting. I am hoping that you might agree to voice my opinion regarding this design.

Pam Gjertson
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Rochester

From: Andy Masterpole [mailto:amasterpole@yaggy.com]
Sent: Sunday, April 04, 2010 5:35 PM
To: 'Dave.Edmonson@bench.com'; 'bnowicki@rochestermn.gov'; Snyder Bruce; 'dhanson@rochestermn.gov'; 'ehruska@rochestermn.gov'; 'mbilderback@rochestermn.gov'; 'mjwojcik@gmail.com'; 'smeans@rochestermn.gov'

Subject: RE: In favor of Restricted Development Plan R2010-002CUP to be heard April 5th

Excellent letter Dave. Thanks for taking the time to research and write it.

I would like to add one thing: First Homes has done an outstanding job of involving the neighborhood in this development process, very similar to what they did with Weigel Place. The concept and various designs have been presented and discussed with both the KPNA and Imagine Kutzky Citizen's Council many, many times over the past 2 years. This is a lengthy process, but the best way to hear and respond to any concerns. I've never heard any serious negative concerns spoken about this, until the CPZC meeting on March 24th.

I do know that no one person can speak for an entire neighborhood, but this process is the best way to gain consensus.

Andy Masterpole, Imagine Kutzky Citizen Council Chairman, KPNA VP.